



## Shirecliffe Road

Sheffield, S5 8XD

Guide Price £210,000 - £220,000

 3  1  2  TBC

- 3 BED SEMI DETACHED
- SPACIOUS DIMENSIONS
- READY TO JUST MOVE IN
- AMPLE OFF ROAD PARKING
- GOOD COMMUTER LOCATION

- MODERN FIXTURES AND FITTINGS
- CONSERVATORY
- WELL LANDSCAPED GARDEN
- CLOSE TO AN ARRAY OF AMENITIES
- COUNCIL TAX B

# Shirecliffe Road

Sheffield, S5 8XD

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GUIDE PRICE £2100,000 - £220,000. Nestled on the charming Shirecliffe Road in Sheffield, this delightful 3 bed semi-detached house offers a perfect blend of comfort and modern living.

With three well-proportioned bedrooms and a contemporary bathroom, this property is ideal for families seeking a welcoming home. The heart of the house features a beautiful galley kitchen, which flows seamlessly into an open-plan living area, creating an inviting space for social gatherings and family activities.

The property boasts two spacious reception rooms, providing ample space for relaxation or entertaining guests. The additional conservatory enhances the open plan living area, offering a versatile space that can be used as a playroom, study, or simply a tranquil spot to enjoy the garden views all year round.

Outside, the long driveway accommodates parking for two vehicles, ensuring convenience for residents and visitors alike, with scope to create an even large driveway if desired. The sizeable rear garden is a true highlight, featuring an impressive raised decked area, perfect for alfresco dining or enjoying sunny afternoons with friends.

Situated close to a variety of amenities, this home is surrounded by reputable schools, making it an excellent choice for families. The property is also a short drive from the M1 motorway, Meadowhall shopping centre, and the Northern General Hospital, providing easy access to essential services and leisure activities. With good public bus routes nearby and direct roads, commuting to Sheffield and Rotherham is both straightforward and efficient.

Briefly comprising entrance hallway, open plan living room/diner, kitchen, conservatory, 3 good sized bedrooms and bathroom.

In summary, this semi-detached house on Shirecliffe Road is a fantastic opportunity, combining space, style, and convenience in a sought-after area. Do not miss the chance to view this lovely property...book your viewing today!

Tel: 0114 257 8999



## ENTRANCE HALLWAY

Through a glazed uPVC door leads into a handy entrance hall, a great cloakroom space, comprising wall mounted radiator, BT point, stairs rising to the first floor and door leading into the living room.

## LIVING ROOM / DINING ROOM

20'9" x 12'4" (at widest points) (6.35 x 3.77 (at widest points))

A light and airy open plan, living room, drenched in natural light through a large front facing uPVC bay window, boasting a contemporary wood fire surround with log effect fire giving a great focal point to the room and cosy feel in the wintry months, living room flows seamlessly into the dining area where uPVC glazed French doors open out on to the decked patio creating a great social space, also comprising wall mounted radiator and aerial point.

## KITCHEN

14'4" x 5'11" (4.37 x 1.82)

A sleek and stylish kitchen hosting an array of grey wall and base units providing plenty of storage space, contrasting wood effect work surfaces, inset stainless steel sink with chrome mixer tap, integrated four ring gas hob, electric oven and stainless steel extractor hood above, alcove for tall fridge/freezer, under counter space and plumbing for washing machine, large built in storage cupboard, wall mounted radiator, uPVC window and uPVC frosted door.

## CONSERVATORY

11'3" x 8'5" (3.45 x 2.57)

Offering that extra living space to use as you wish and allowing you to enjoy the garden all year round, comprising ceiling light with fan, wall mounted radiator, aerial point and laminate flooring.

## MASTER BEDROOM

12'1" x 10'2" (3.69 x 3.10)

An elegant master bedroom flooded in natural light through a large front facing bay uPVC window, hosting a wall of mirrored sliding wardrobes and wall mounted radiator .

## BEDROOM 2

10'7" x 10'0" (3.24 x 3.05)

A further good sized double comprising built in fitted sliding wardrobes, uPVC rear facing window, aerial point and wall mounted radiator.

## BEDROOM 3

6'8" x 5'11" (2.05 x 1.82)

Currently used as a home office, but would make a perfect single bedroom, dressing room or nursery, comprising wall mounted radiator and side facing uPVC window.

## BATHROOM

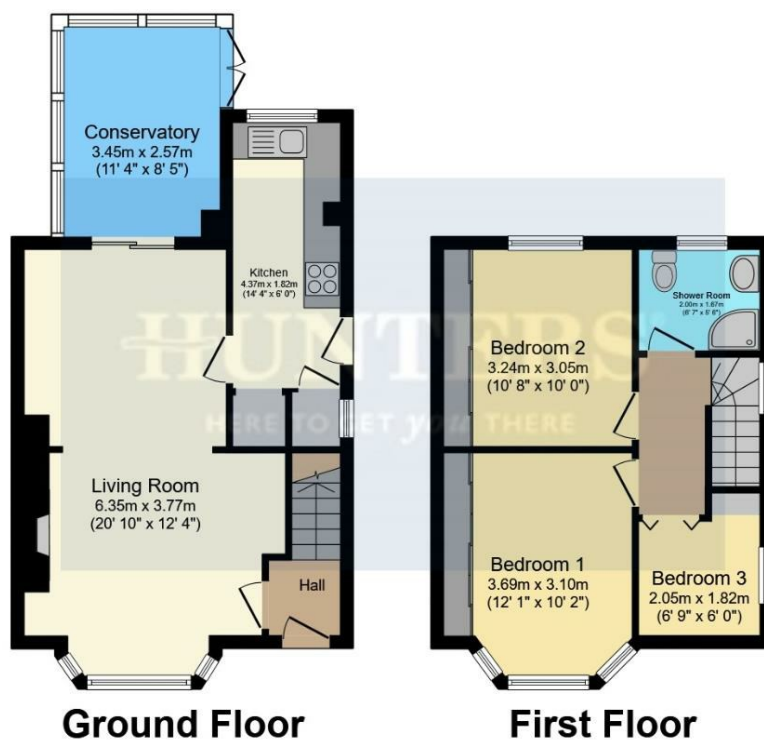
6'6" x 5'5" (2 x 1.67)

A contemporary family bathroom, fully tiled in 'on trend' grey tones, comprising corner cubicle with chrome drench shower, white gloss vanity unit with inset sink, low flush WC, wall mounted chrome heated towel rail, inset spots and frosted uPVC window.

## EXTERIOR

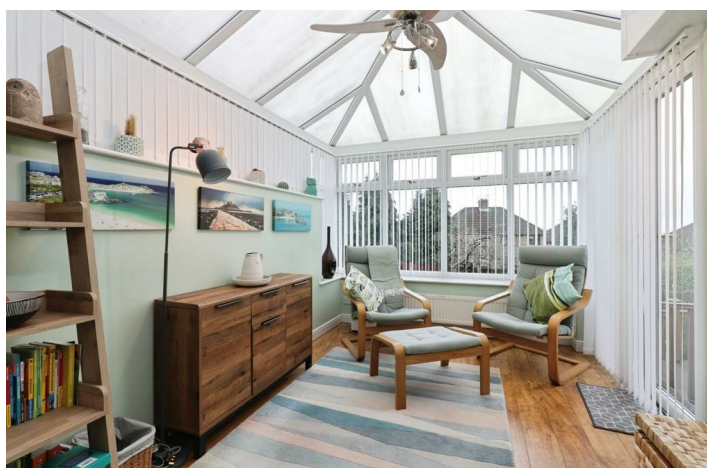
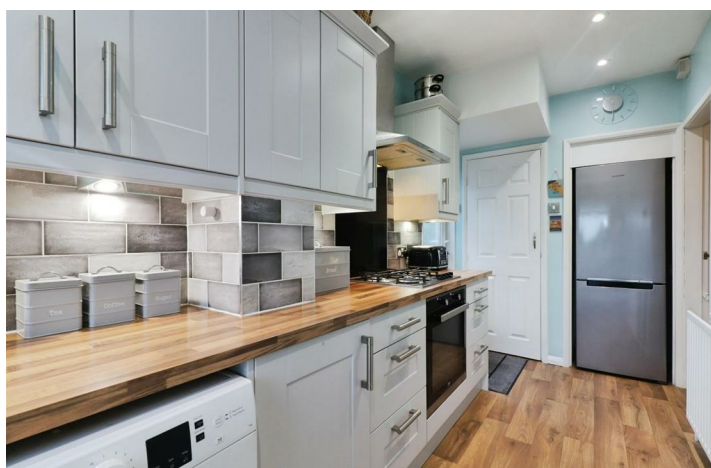
To the rear of the property is a fully enclosed, sun drenched garden, hosting an extensive raised deck; perfect for entertaining or sitting out in the summer months, steps lead down to a sizeable lawned area, all complete with an outdoor tap. The front of the property hosts a neat, low maintenance, walled lawn and long driveway providing much sought after off road parking. Plenty of scope to create a larger drive if desired.

## Floorplan



Total floor area 82.3 sq.m. (886 sq.ft.) approx

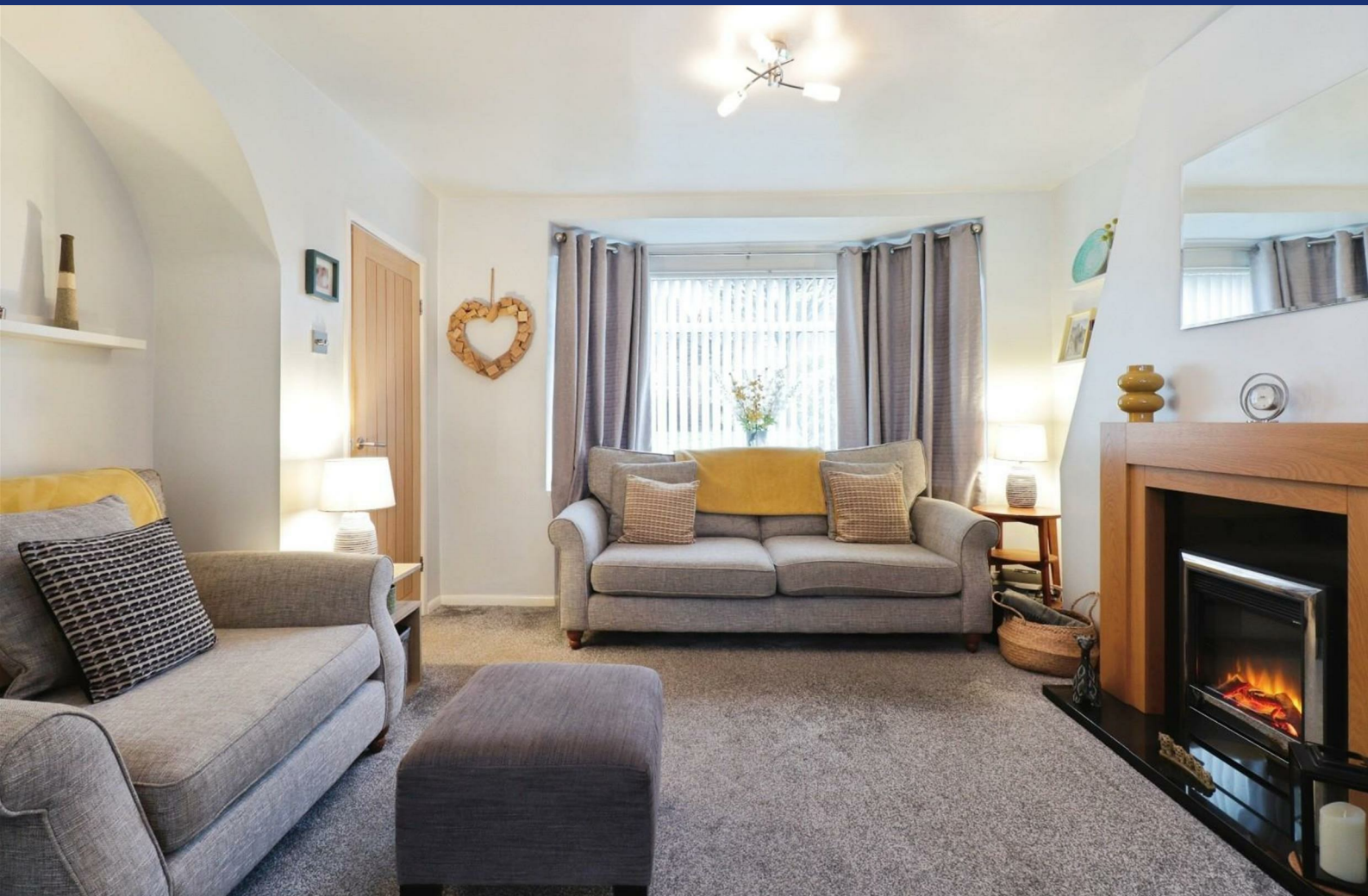
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)













## Energy Efficiency Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

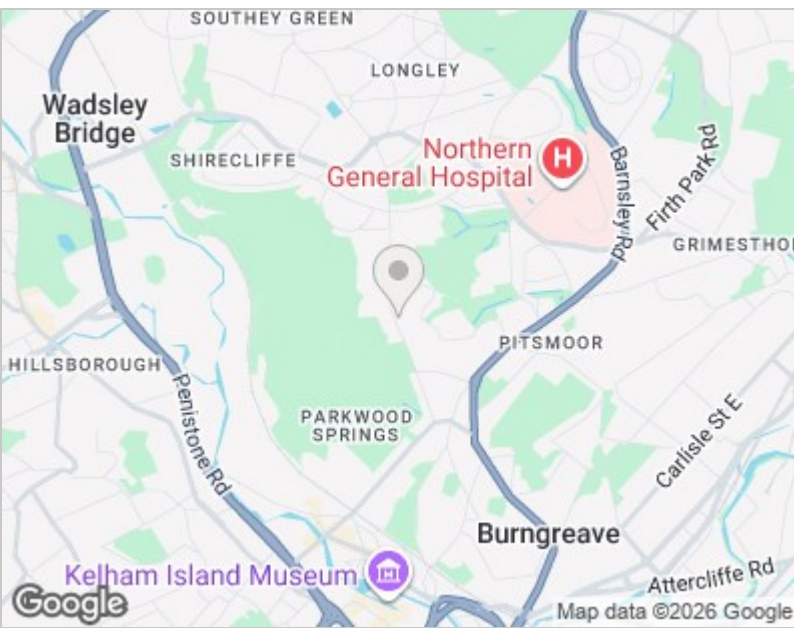
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

## Viewing

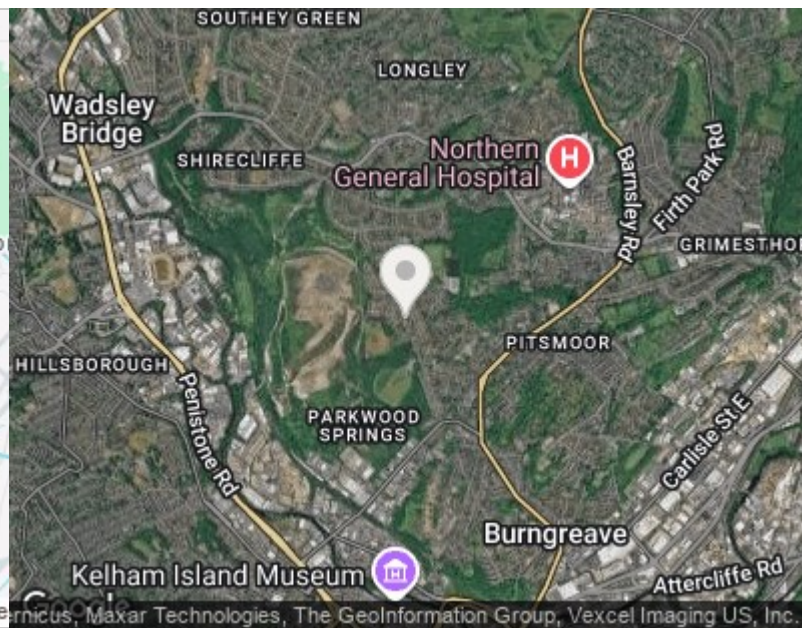
Please contact our Hunters Chapeltown Office on 0114 257 8999 if you wish to arrange a viewing appointment for this property or require further information.



Road Map



Hybrid Map





These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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